

LEGAL NOTICE - PROPOSALS WANTED

FINDLAY MARKET INITIATIVE II
MIXED USE, RESIDENTIAL, and COMMERCIAL
DEVELOPMENT OPPORTUNITIES



The City of Cincinnati is seeking proposals for the redevelopment of **nineteen (19)** locations, including historic buildings and land, in the vicinity of Findlay Market and Vine Street in Over-the-Rhine. These significant locations provide opportunities to be a part of the dramatic revitalization of Over-the-Rhine.

The City is currently investing more than \$15 million in public funds to continue the redevelopment of Over-the-Rhine. Public investments include, but are not limited to: Findlay Market House expansion and associated public improvements; Vine Street façade improvements; housing and mixed-use redevelopment; pocket parking lot upgrades; street trees; and park and recreation facility improvements.

Buildings and land are being offered to encourage residential and commercial development to meet the needs of existing Over-the Rhine businesses and residents and to attract mixed-income residents and customers from the Greater Cincinnati Region. Proposals may be submitted for redevelopment of one or more locations, but a separate proposal must be submitted for each building or lot, as listed below. Proposals can be submitted by an individual owner, an ownership group, or a developer.

This is a competitive process and proposals containing high levels of private investment with little public subsidy will be given priority consideration. Public subsidy based on gap financing may be in the form of forgivable loans for homeownership, performing loans for rental properties, or the write down of property values. Homeownership Tax Abatements are also available for new construction and improvements citywide.

Designs for vacant or partially occupied buildings with residential units are encouraged to provide fewer, larger units than current configurations. Rental housing proposals must include a plan for improved affordable housing to accommodate existing tenants.

PROPOSALS MUST BE CONSISTENT WITH THE:

OTR Historic Guidelines <http://www.cincinnati-oh.gov/pages/-2031-/>, and the
Over-the-Rhine Comprehensive Plan <http://www.cincinnati-oh.gov/pages/-1695-/>
Findlay Market Master Business Plan

PREFERENCE WILL BE GIVEN TO PROPOSALS THAT:

- Promote home ownership;
- Develop mixed-use buildings as market rate (i.e. unrestricted sales and rents) housing and condominiums;
- Develop rental units that accommodate existing tenants, when applicable;
- Provide storefront uses near Findlay Market and on Vine Street; and
- Minimize public subsidy.

PROPERTY AVAILABLE FOR DEVELOPMENT

Findlay Market:

1800-02 Race * 26 West Elder * 24 Findlay * 1717 Elm * 27 Green (vacant lot) * 1720-22 Pleasant

Blooming Vine:

1737-39 Vine Street * 1735 Vine * Development block between Benton Street and Schedel Alley, includes two buildings and all lots; 1712-14-16-18 Vine Street and 1659-1661-1663 Hamer * 57 East McMicken * 14 Back (on same parcel as 57 East McMicken) * 1701-03-05-07 Vine (owned by Abandoned Buildings Company)

Pleasant Street Promenade:

109 Green (1630 Pleasant) and adjoining lots at 1626 and 1628 Pleasant * 1623 Pleasant * 1612 Pleasant * 1613 Pleasant (vacant lot) * 1611 Pleasant (vacant lot)

West Liberty Corridor:

124-26-28 West Liberty * 1601 Race

DEADLINE AND CONTACT INFORMATION

The deadline for proposal submission is 12:00 noon on Friday August 15, 2003, at the Department of Community Development and Planning, 805 Central Avenue, Suite 700, Cincinnati, Ohio 45202. An informational meeting will be held on Wednesday July 9, 2003 at 5 P.M. at II Centennial Plaza, 805 Central Avenue, Suite 700, Griesel Room. The session will be repeated one week later, July 16, 2003, at the same hour and place. Please RSVP at 352-6133, so we can plan for the group's needs. Individual sessions to discuss potential proposals may also be scheduled upon request.

The City reserves the right to reject any and all proposals. For application requirements, forms, and building profiles, please visit the Department of Community Development and Planning web site at www.cincinnati-oh.gov. Contact Gerard Hyland, Supervising Community Development Analyst, at gerard.hyland@cincinnati-oh.gov or at (513) 352-6133 to request a FINDLAY MARKET INITIATIVE II information packet. Packets can be picked up at the Department of Community Development and Planning at II Centennial Plaza, Suite 700, 805 Central Avenue.

Business Owners - Please Contact the Department of Community Development and Planning

Business owners interested in locating in the vicinity of Findlay Market or Vine Street, but not interested in developing an entire building, are encouraged to contact the Department of Community Development and Planning. We will refer this information to building owners and developers.

Contact Gerard Hyland at gerard.hyland@cincinnati-oh.gov for a full RFP document to be sent by e-mail, or leave your address for mailing.